THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 547689 DEEDWARR
01/05/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20210105-0002067

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00

Affiant

Subscribed and sworn to before me, this 21 day of December, 2020.

Notary Public
My Commission Expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Tony Lee McLarty 1240 2nd Ave #16 Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-03-0K-016.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GENESIS NASH ONE, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TONY L MCLARTY, Unmarried**("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D16 on the plan of Dwell Lofts - 2nd Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Dwell Lofts - 2nd Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160111-0002907 and amended in Instrument No. 20160919-0098267, Instrument No. 20171204-0123408 and Instrument No. 20180319-0025594, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to GENESIS NASH ONE, LLC, by deed from BRONTES CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190829-0087301, dated August 26, 2019, said Register's Office.

This is unimproved property commonly known as: **1240 2nd Ave #16, Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2020.

GENESIS NASH ONE, LLC

By: Genesis RE Holdings, Inc., Manager

By: Balamurugan Subbarayan, Authorized Representative

STATE OF New York

COUNTY OF Suffolk

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BALAMURUGAN SUBBARAYAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of Genesis RE Holdings, Inc., Manager of Genesis Nash One, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 18th day of Dec., 2020.

Notary Public

My Commission Expires: 7/25/21

WANDA MEDINA
Notary Public - State of New York
NO. 01ME6130913
Qualified in Suffolk County
My Commission Expires Jul 25, 2021

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23